

Document #4798

9/9/86

Map Amendment Application No. 255
Marion Alford
Brighton: change L-.5 to S-.5

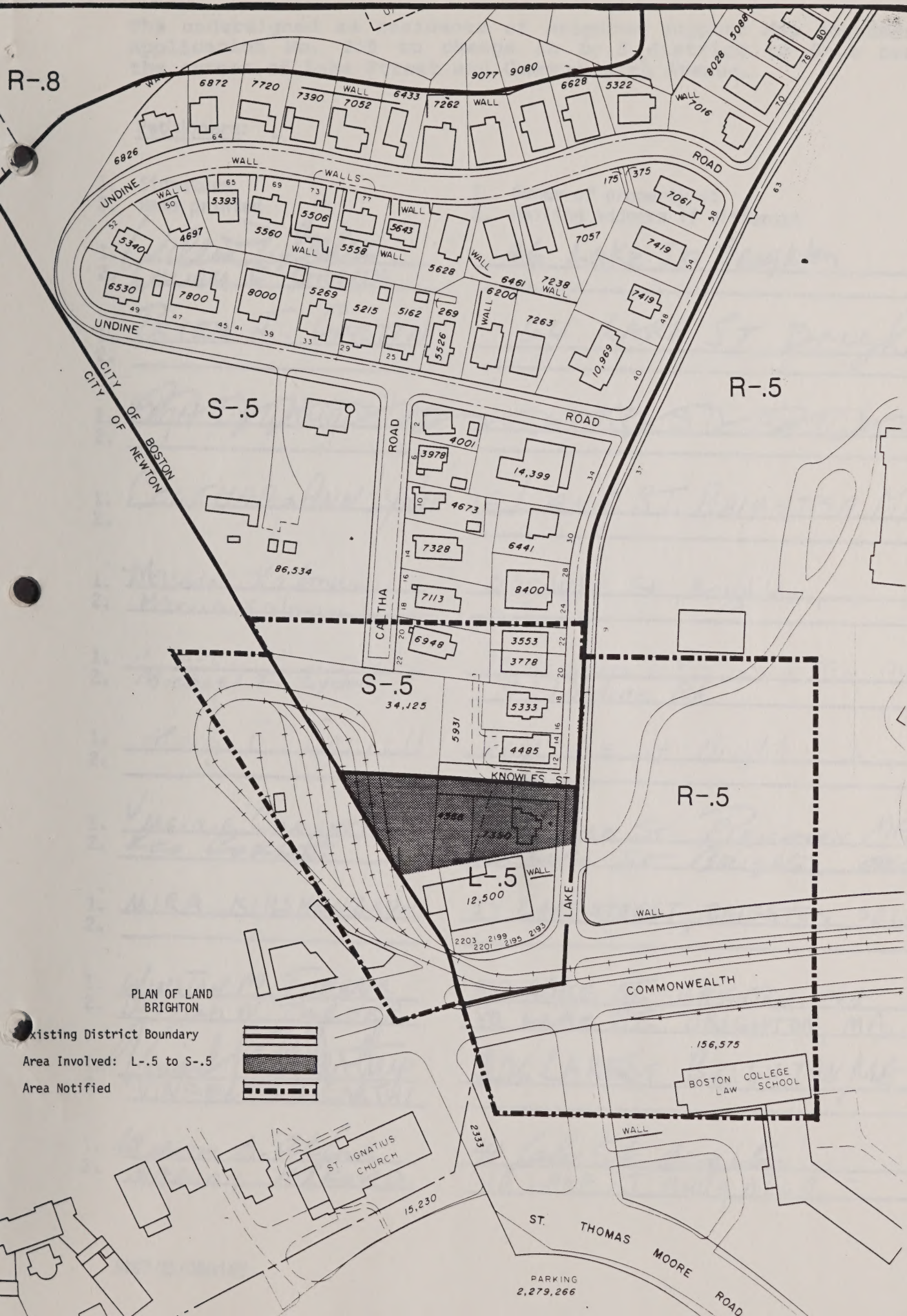
TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned, as owner of property at 40 Lake Street Brighton, hereby petitions to amend Map 7 - Brighton, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956 as amended, as follows:

By changing from an L-.5 district to an S-.5 district a parcel of land bounded easterly by the center line of Lake Street, southerly by the boundary line between the property at 2193-2203 Commonwealth Avenue and the property at 4 Lake Street and an extension of said line to the City of Newton border, southwesterly by the City of Newton border, and northerly by the center line of Knowles Street and an extension thereof to the City of Newton border.

Petitioner: Marion Alford
Marion Alford
Address: 40 Lake Street, Brighton
Tel. No.: 782-1776
Date: August 20, 1986

R-8

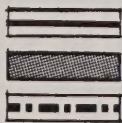


PLAN OF LAND
BRIGHTON

Existing District Boundary

Area Involved: L-5 to S-5

Area Notified



ST. IGNATIUS
CHURCH

BOSTON COLLEGE
LAW SCHOOL

PARKING
2,279,266

The undersigned as residents of Brighton support Map Amendment Application No. 255 to change an L-.5 district to S-.5 near the corner of Lake Street and Commonwealth Avenue.

Petitioners:

1. Signature
2. Name printed

1. William F. Gavin
2. WILLIAM F. GAVIN

1. PETER J. CURTIN
2. _____

1. ~~John Santiago Storer~~
2. ~~John Santiago Storer~~

1. COLEMAN ANN Lydon
2. _____

1. Marcia Kalman
2. Marcia Kalman

1. Michael F. Lydon
2. Michael F. Lydon

1. Mary E. Larrell
2. _____

1. VIRGINIA CORSETTI
2. Keo Corsetti

1. MIRA KIRSHENBAUM
2. _____

1. WINSTON M. TURNER
2. Deborah W. Turner

1. Vincent P. McCarthy
2. VINCENT P. MCCARTHY

1. Marion B. Alford
2. MARION ALFORD

1. Owner of property at
2. Mailing address if different

46 LAKE ST. Brighton

64 LAKE ST Brighton

~~14 LAKE ST Brighton MA~~

16 LAKE ST. BRIGHTON MASS

22 Lake St, Brighton,

9 Undine Rd BRIGHTON MA
9 Undine Rd

20 Lake St Brighton, Ma.

34 LAKE ST. BRIGHTON MA
34 Lake St Brighton MA

54 LAKE STREET, BRIGHTON 02135

80 LAKE ST. BRIGHTON, MA
80 LAKE ST. BRIGHTON, MA.

106 LAKE ST BRIGHTON MA

40 Lake St Brighton
40 LAKE ST BRIGHTON

The undersigned as residents of Brighton support Map Amendment Application No. 255 to change an L-.5 district to S-.5 near the corner of Lake Street and Commonwealth Avenue.

Petitioners:

1. Signature
2. Name printed

1. Ralph H. Kapilian
2. RALPH H. KAPILIAN

1. Emily V. Castello
2. EMILY V. CASTELLO

1. Violet Antonellis
2. VIOLET ANTONELLIS

1. John T. Driscoll
2. John T. Driscoll

1. Fermin Sochor
2. FERMIN SOCHOR

1. Armand T. Trier
2. ARMAND TIERI

1. Nicola Rossi
2. Nicola Rossi

1. Mary Crimlish
2. Mary Crimlish

1. William F. Connors
2. WILLIAM F. CONNORS

1. Ethel B. Neudel
2. Ethel B. Neudel

1. Judith Ashton
2. Judith Ashton

1. Mary C. Battles
2. MARY E. BATTLES

1. Owner of property at
2. Mailing address if different

30 LAKE ST.
BRIGHTON, MASS. 02135

120 LAKE ST.
BRIGHTON, MA 02135

160 Lake Street

164 Lake St.
164 Lake St.

172 Lake St.
172 LAKE ST.

224 A LAKE ST.

222 LAKE ST.

242 Lake St. Brighton
" " "

191 LAKE ST. BRIGHTON
"

145 Lake St. Brighton
"

122 Lake St. Brighton
"

181 Lake St. Brighton
" " "

The undersigned as residents of Brighton support Map Amendment Application No. 255 to change an L-.5 district to S-.5 near the corner of Lake Street and Commonwealth Avenue.

Petitioners: .

1. Signature
2. Name printed

1. Mrs Helen Stevenson
2. HELEN STEVENSON

1. Owner of property at
2. Mailing address if different

58 Lake St. Brighton

1. Mr Fikret T. Gencay
2. FIKRET T. GENCAY

70 Lake St, Brighton,

1. Kam Lee
2. KAM LEE

84 Lake St. Brighton

1. Danny Poun
2. DANNY POUN

88 LAKE ST. BRIGHTON

1. Miss Marie T Mac Donald
2. MARIE T MAC DONALD

90 Lake St Brighton

1. Elizabeth Coyle
2. Elizabeth Coyle

110 Lake St. Brighton

1. James L Ferullo
2. JAMES L FERULLO

52 Lake Shore Rd Brighton
52 Lake Shore Rd Brighton

1. Primo Lorenzoni
2. Primo Lorenzoni

118 Lake St. Brighton

1. E. A. Gilroy
2. E. A. GILROY

100 Lake St Brighton.

1. Michael P. Haugh
2. MICHAEL P. HAUGH

68 Lake Shore Rd. Brighton

1. Eleanor B. McVee
2. ELEANOR B. McVee

130 Lake St Brighton

1. Denis V. Minihane
2. DENIS V. MINIHANE

29 Undine Rd Brighton

The undersigned as residents of Brighton support Map Amendment Application No. 255 to change an L-.5 district to S-.5 near the corner of Lake Street and Commonwealth Avenue.

Petitioners:

1. Signature
2. Name printed

1. Owner of property at
2. Mailing address if different

1. <u>Theodore Panagopoulos</u>	<u>20 Caltha Rd Brighton</u>
2. <u>Theodore Panagopoulos</u>	<u>same</u>

1. <u>Engene F. McAniff</u>	<u>2 Caltha Road Brighton</u>
2. <u>EUGENE F. McAniff</u>	<u>same</u>

1. <u>Claire A. Herward</u>	<u>16 Caltha Rd Brighton</u>
2. <u>CLAIRE A. HERWARD</u>	<u>same</u>

1. <u>Shuck Wai Wong</u>	<u>3 CATHA Rd BRIGHTON</u>
2. <u>SHUCK WAI WONG</u>	<u>SAME</u>

1. <u>Anna Stella</u>	<u>14 CALTHA RD</u>
2. <u>ANNA STELLA</u>	

1. <u>VIRGINIA LUKE</u>	<u>14 CALTHA RD</u>
2. <u>Virginia Luke</u>	

1. <u>Bing B. Lee</u>	<u>17 CALTHA RD.</u>
2. <u>BING F. LEE</u>	<u>SAME</u>

1. <u>Eileen Yuen</u>	<u>16 CATHA RD</u>
2. <u>EILEEN YUEN</u>	<u>SAME</u>

1. <u>Raymond Yee</u>	<u>21 CALTHA RD.</u>
2. <u>RAYMOND YEE</u>	<u>SAME</u>

C. 1. <u>Luce Baohat</u>	<u>89-91 Undine Rd</u>
2. <u>Luce Baohat</u>	

1. <u>Olga Tsesmedjis</u>	<u>96 Undine Rd Brighton Mass</u>
2. <u>OLGA TSESMEDJIS</u>	

1. <u>Wanda Lung</u>	<u>100 UNDINE RD.</u>
2. <u>WANDA LUNG</u>	<u>BRIGHTON, MA.</u>

The undersigned as residents of Brighton support Map Amendment Application No. 255 to change an L-.5 district to S-.5 near the corner of Lake Street and Commonwealth Avenue.

Petitioners:

- | 1. Signature | 1. Owner of property at |
|--------------------------------|--|
| 2. Name printed | 2. Mailing address if different |
| 1. <u>MAURICE LOMASNEY</u> | 1. <u>17 UNDINE RD BRIGHTON 02135</u> |
| 2. <u>Maurice Lomasney</u> | 2. <u>17 Undine Rd, Brighton 02135</u> |
| 1. <u>William Yee</u> | 1. <u>21 Undine Rd BRIGHTON 02135</u> |
| 2. <u>WILLIAM YEE</u> | 2. <u>21 UNDINE RD BRIGHTON 02135</u> |
| 1. <u>John FETON</u> | 1. <u>64 UNDINE Rd Brighton 02135</u> |
| 2. <u>JOHN FETON</u> | |
| 1. <u>Quentin Yee</u> | 1. <u>41 Undine Rd Brighton 02135</u> |
| 2. <u>Quentin YEE</u> | |
| 1. <u>Margaret M Foley</u> | 1. <u>49 Undine Rd Brighton 02135</u> |
| 2. <u>Margaret M. Foley</u> | |
| 1. <u>Joanne B. Rogers</u> | 1. <u>60 Undine Rd Brighton MA 02135</u> |
| 2. <u>Joanne B. Rogers</u> | |
| 1. <u>John Foley</u> | 1. <u>61 Undine Rd.</u> |
| 2. <u>P. Foley</u> | 2. <u>Brighton</u> |
| 1. <u>Leonard H. Hanlon</u> | 1. <u>76 Undine Rd BRIGHTON 02135</u> |
| 2. <u>LEONARD H. HANLON</u> | 2. <u>76 UNDINE RD BRIGHTON MA</u> |
| 1. <u>Michelinia M. Tawa</u> | 1. <u>69 Undine Rd. Brighton 02135</u> |
| 2. <u>MICHELINIA M. TAWA</u> | 2. <u>69 UNDINE RD BRIGHTON 02135</u> |
| 1. <u>Dea Louise Corbett</u> | 1. <u>80 Undine Rd. Brighton, MA 02135</u> |
| 2. <u>Dea Louise Corbett</u> | 2. <u>80 Undine Rd Brighton, MA 02135</u> |
| 1. <u>Norman + Selma RUBIN</u> | 1. <u>86 UNDINE RD BRIGHTON MA 02135</u> |
| 2. <u>Norman + Selma Rubin</u> | 2. <u>86 UNDINE RD BRIGHTON MA 02135</u> |
| 1. <u>Sarah Kabakow</u> | 1. <u>85 Undine Rd.</u> |
| 2. <u>SARAH KABAKOW</u> | 2. <u>Brighton, mass 02135</u> |

10 July 1986

The Honorable Ray Flynn
City Hall
Boston, MA 02

Dear Mayor Flynn:

I am writing to you on behalf of the Ward 21 Democratic Committee to express our concern over the usage of the property located at 4-6 Lake Street, Brighton.

The members of the Ward Committee firmly believe that this property should be residential. We understand that pressure exists to zone it for commercial or institutional use. We hope and expect that you will join us in resisting this pressure.

The only appropriate use of this property is for housing. The area includes some of the most beautiful homes in the Allston/Brighton community. Further commercial or institutional intrusion is simply unacceptable.

Please feel free to call me at 254-5721 if you have any questions.

Truly yours,

Nan Evans

Nan Evans
Chairperson
Ward 21 Democratic Committee

:BRAV

~ W H C A ~

Mayor Raymond Flynn
Boston City Hall
1 City Hall Square
Boston, MA

August 15, 1986

Dear Mayor Flynn,

I am writing you on behalf of the Washington Hill Civic Association as regards the rezoning of 4 Lake Street in Brighton. We are strongly in favor of rezoning that property from commercial to residential use.

Although the house at number 4 is now zoned commercial, that is completely out of line with the surrounding residential area. The owner of the site has made clear he would like to put a commercial use there, and this would be an intrusion that would affect nearby homes, an extension of the commercial use from adjacent Commonwealth Avenue. Rezoning to residential would confine the retail use to the adjacent storeblocks on Commonwealth Ave., and match the zoning of #4 with that of its neighboring houses.

We appreciate your consideration on this matter, which is of great importance to the neighbors in that area.

Again, Thank You.

Sincerely,

Charles Vasiliades

Charles Vasiliades
47 Langley Road
Brighton, MA 02135

Washington Hill Civic Association

: B R a v

Brighton Allston Improvement Association

July 10, 1986

Mayor Raymond Flynn
New City Hall
One City Hall Square
Boston, Mass. 02201

Dear Mayor Flynn:

As you are known to be an advocate for the neighborhood we would like your support on the rezoning of 4 Lake Street from Commercial to Residential (Two Family) housing. Lake Street has always been a residential neighborhood and we would like to keep it that way.

This ordinance has been fully approved by the City Council. The Brighton Allston Improvement Association fully supports the rezoning of 4 Lake Street from Commercial to Residential housing.

It is now in your hands and we would like you to go on record supporting this ordinance.

Sincerely,

Corrine J. Shan

Secretary

Brighton Allston Improvement Association

: BRA ✓

Brighton Allston Improvement Association

Mr. Richard B. Fowler, Chairman

August 30, 1986

Commissioner of Zoning
Boston City Hall
Boston, Ma., 02201

Dear Commissioner Fowler,

I am writing to you in behalf of The Brighton Allston Improvement Association to express our concern over the usage of the property located at 4 and 6 Lake Street, Brighton.

We would like your support of Application No. 255 filed by Marion Alford for the re-zoning of the land located at 4 and 6 Lake St. Ect. from Commercial to Residential. (To change an L-.5 to S-.5.)

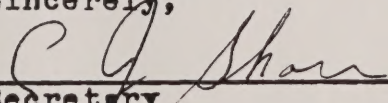
This ordinance has been fully approved by the City Council. The Brighton Allston Improvement Association fully supports the re-zoning of this property and properties abutting.

Although the house at number 4 Lake Street is now zoned commercial this is completely inappropriate with the surrounding residential area. The owner of the site has made clear he would like to put commercial use there. ~~Re-zoning~~ this would be an intrusion that would affect nearby homes, an extension of the commercial use from adjacent Commonwealth Ave. Re-zoning to residential would confine the retail use to the adjacent storefronts on Commonwealth Ave., and match 4 and 6 Lake Street with that of its neighboring homes.

We appreciate your consideration on this matter, which is of great importance to the residents of Lake St. Lake Street has always been residential for a great many years, the property in question has existed as a 2 Family for 73 Years. Lake Street up to now has always been a quiet single and 2 family residential area in which the residents have taken great pride in keeping up their homes and in retaining the character of the neighborhood.

We believe that allowing one of the homes on Lake St. to be commercially-zoned is disruptive to the character of the entire street, particularly on abutters and those residing close by. The serious problems that the residents have had in the past with Boston College students at the 4 Lake Street property establishes that the increased traffic, rubbish and noise is simply inconsistent with the type of neighborhood that Lake St., is.

Sincerely,


Secretary

Brighton Allston Improvement Ass.

: BRA ✓



Circle/Reservoir
Community Association

C/RCA

August 25, 1986

Zoning Commission
City Hall
Boston, MA 02201

Dear Commissioners:

We would like to urge you to deny permits for commercial use of property at 4 Lake Street. This property has been used for residential purposes despite the fact that zoning maps show it as a part of the commercial zone. Plans to use this house for take out restaurant purposes will harmfully impact adjacent residential use. Lake Street is a well-maintained area of homes that is under pressure from adjacent commercial and university uses. It is important to maintaining the character and quality of life of Lake Street that these adjacent uses be contained. This issue is of great importance to the homeowners of Lake Street, and we urge you to hear their concern.

We would also like to lend our support to the efforts made by local residents to amend the zoning map to place this property in the Lake Street residential zone.

Thank you for your attention to this problem.

Yours truly,

Larry S. English
Larry S. Englisher
Co-chair
Circle/Reservoir Community Association

cc: Marion Alford ✓

BRA ✓

August 26, 1986

Mr Richard B. Fowler, Chairman
Commissioner of Zoning
Boston City Hall
Boston, MA 02201

Dear Commissioner Fowler,

I have just recently found out that a piece of property at 4 Lake St. Brighton is zoned for Commercial use. This I find very hard to believe.

I have lived in Brighton for over forty years and Lake St. to my knowledge has always been a residential area.

I sincerely hope you will support the petition that the neighbors on Lake St.

Are presenting to you by
making the property at
4 Lake St remain residential.

No Commercial property
should be allowed in a
residential area.

Sincerely,

Mary Talty

: BRAV

Margaret MacNally
41 Shepard St.
Brighton, Massachusetts 02135

9/4/1986,

Mr. Richard B. Fowler,

Chairman,

Commission of Zoning.

1 City Hall, Boston.

Dear Mr. Fowler,

I am very concerned about the status of 4 Lake Street in Brighton. This property is zoned at the present time for commercial use. However this is a residential area with some of the best homes in our community.

As you are probably aware, there is a shortage of housing across the city, and I feel we have to take a firm stand against the conversion of any more homes for commercial use, as offices

2
restaurants etc. In view of this situation, I am a hundred percent in favor of the residents position of returning 4 Lake Street to a residential status, and hope you will look favorable on their petition.

Sincerely,

Margaret MacNally (Puss)

Brighton Allston Improvement Assoc.

: B R A ✓

106 LAKE STREET
BOSTON, MASSACHUSETTS 02135

25 AUGUST 1986

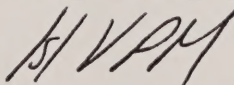
Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA. 02201

Re: Map Amendment Application No. 254
Marion Alford
Brighton: change L-.5 to S-.3
of a portion of Lake Street, Brighton

Dear Director Coyle:

I reside at 106 Lake Street. I want you to know that I strongly support the application of Marion Alford for the rezoning of the small portion of Lake Street from the existing store block at the corner of Commonwealth Avenue from an L-5 zone to an S-3 zone. The area in question is highly residential bordering St. John's Seminary and it is an anomaly that this portion of Lake Street was zoned for business. The neighborhood strongly supports Ms. Alford's application. I intend to appear at the September 9th meeting of the Boston Redevelopment Authority Board at which this matter will be considered for recommendation to the Zoning Commission. I very much hope the Boston Redevelopment Authority will support this map amendment application.

Very truly yours,



Vincent P. McCarthy

VPM/ncb

cc: Ms. Marion Alford ✓

B R a ✓

CITY OF BOSTON
CITY CLERK

106 LAKE STREET
BOSTON, MASSACHUSETTS 02135

September 2, 1986

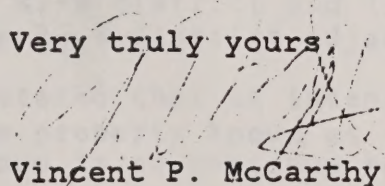
Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Re: Map Amendment Application No. 254
Marion Alford
Brighton: change L-.5 to S-.5
of a portion of Lake Street, Brighton

Dear Director Coyle:

I understand from Marion Alford the petitioner that the requested re-zoning is from L-.5 to S-.5 not S-.3 as set forth in my letter to you of August 25, 1986. Please be advised that this change does not in any way modify my position which is one of strong support for the map amendment.

Very truly yours,


Vincent P. McCarthy

VPM/bjo

cc: Ms. Marion Alford

: BRT ✓

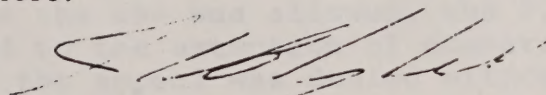
CITY OF BOSTON

IN CITY COUNCIL

- WHEREAS: Lake Street, Brighton is a street entirely residential in character; and
- WHEREAS: Maintaining this residential character is essential to providing stability and a good quality of life for neighborhood residents; and
- WHEREAS: The zoning districts which encompass Lake Street are not uniformly consistent with wholly residential uses presently in existence; now, therefore, be it
- ORDERED: That the Boston City Council, in the interest of the Lake Street neighborhood, does hereby petition the Zoning Commission to alter from an L.-5 zone to an R-.8 zone the following portion of Lake Street:
- By shifting the northern boundary (Knowles Street) of the L.-5 district bounded by Knowles Street, Lake Street, Commonwealth Avenue, and the City of Newton in a southerly direction to a line following the boundary between 4 Lake Street and 2193-2203 Commonwealth Avenue, so that said line would extend from Lake Street to the City of Newton border. The section lying to the north of this new line is to be designated an R.-8 district and incorporated into the existing R-.8 district adjacent to it.
- It is expressly stated that an intention of this order is that the property known as 2193-2203 Commonwealth Avenue is to continue to remain in an L.-5 district.

In City Council June 11, 1986. Passed.

Attest:



City Clerk

MEMORANDUM

September 9, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING, AND
JOHN BELL, PLANNER

SUBJECT: RECOMMENDATION TO ZONING COMMISSION TO ADOPT A MAP
AMENDMENT TO CHANGE A PORTION OF AN L-.5 ZONING DISTRICT
TO S-.5 AT 4 LAKE STREET, BRIGHTON

Marion Alford, resident of 40 Lake Street in Brighton, has petitioned the Zoning Commission to change a portion of the local business district (L-.5) at the corner of Commonwealth Avenue and Lake Street to a residential single-family (S-.5) district. Included with this petition is a list of residents on and surrounding Lake Street who support this change. Further, the City Council at its meeting of June 11, 1986 passed an order to petition the Zoning Commission to adopt this change. The Zoning Commission hearing has been publicly advertised and is scheduled for September 24, 1986.

The portion of the L-.5 district involved in the change is entirely on Lake Street and includes primarily the property of 4 Lake Street and two small parcels of property owned by the MBTA and Harold Slifer. The remainder of the L-.5 district which would remain unchanged includes commercial uses on Commonwealth Avenue. The L-.5 district is contiguous to a major S-.5 district.

The structure at 4 Lake Street, the only structure built on the area involved was erected as a two-family in 1913 and continued to be used as such until 1985. During 1985 the property was occupied by several more persons than is legally allowed by the Zoning Code. The site was almost entirely within a General Residence Zone (R-35) until the current zoning maps were adopted on August 15, 1962, changing it to L-.5.

Mrs. Alford and the other residents are seeking the zoning change because they feel there is an immediate threat of commercial encroachment on Lake Street which is a well maintained residential street. They would like to see the house retained for residential use and comply with the zoning and building and safety code requirements for residences. They feel that the commercial uses should end at Commonwealth Avenue.

The immediate area has had one zoning appeal case in recent years which is relevant to this petition. There was an appeal to convert the basement of the adjacent property, 2193-2201 Commonwealth Avenue, into retail use using the Lake Street side as an entrance. While the use was allowed, the F.A.R. was insufficient. The neighbors objected to the extension of commercial activity onto Lake Street, and the appeal was denied without prejudice.

The staff has reviewed the site and petition and we strongly support the changing of the portion of the local business district on Lake Street to residential and not allowing commercial uses to encroach on this street.

Voted: That the Boston Redevelopment Authority supports the petition of Marion Alford, resident of 40 Lake Street, Brighton, to change a portion of an L-.5 district to an S-.5 district on Lake Street, in accordance with the petition presented to the Authority at its meeting on September 9, 1986, and recommends adoption of said petition to the Zoning Commission.

